

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

20 MOOR CROFT NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64 6AW



- THREE BEDROOMS
- WALKING DISTANCE TO THE SEA FRONT
- EPC RATING D

- END TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Offers Over £90,000

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****WOULD MAKE AN IDEAL FIRST TIME BUY/INVESTMENT, DUE TO THE LOCATION****a three bedroom end terrace house, ideally situated within walking distance to the beach and local amenities. The property is being sold with **NO ONWARD CHAIN**, in need of some refurbishment, which is reflected in the price. Benefits from gas central heating and double glazing. Comprises of entrance lobby, spacious lounge, kitchen/ diner, rear porch. First floor landing, three bedrooms, bathroom, rear yard.

GROUND FLOOR

LOBBY

Double glazed door.

LOUNGE

14' 10 x 18'4 (4.27m 3.05m x 5.59m)

Double glazed window, radiator, coved ceiling.



KITCHEN DINER

10' x 18'4 (3.05m x 5.59m)

Range of wall, base and drawer units with work tops, electric oven, electric hob, radiator, two double glazed windows, door to the rear porch.



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ADDITIONAL IMAGE



REAR PORCH



FIRST LANDING

BEDROOM ONE

14'6 x 8'11 (4.42m x 2.72m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

11' x 10'2 (3.35m x 3.10m)

Double glazed window, radiator.

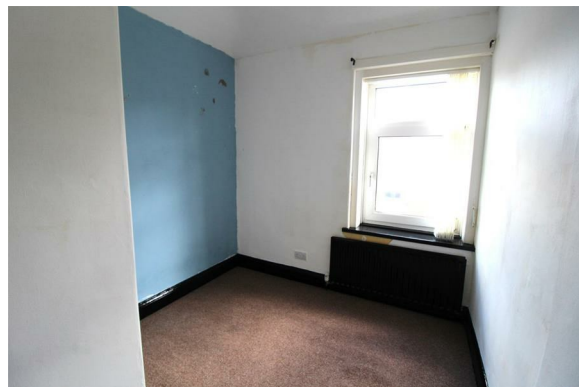


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BEDROOM THREE

11'2 x 8' narrowing to 4'8 (3.40m x 2.44m narrowing to 1.42m)

Double glazed window, radiator.



BATHROOM

Bath with shower tap fitment, low level wc, wash hand basin, storage cupboard housing the combi boiler, double glazed window, tiled splash back, radiator.



EXTERNALLY

REAR

Yard to the rear.

TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker June 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for the property

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6424A

MORTGAGE

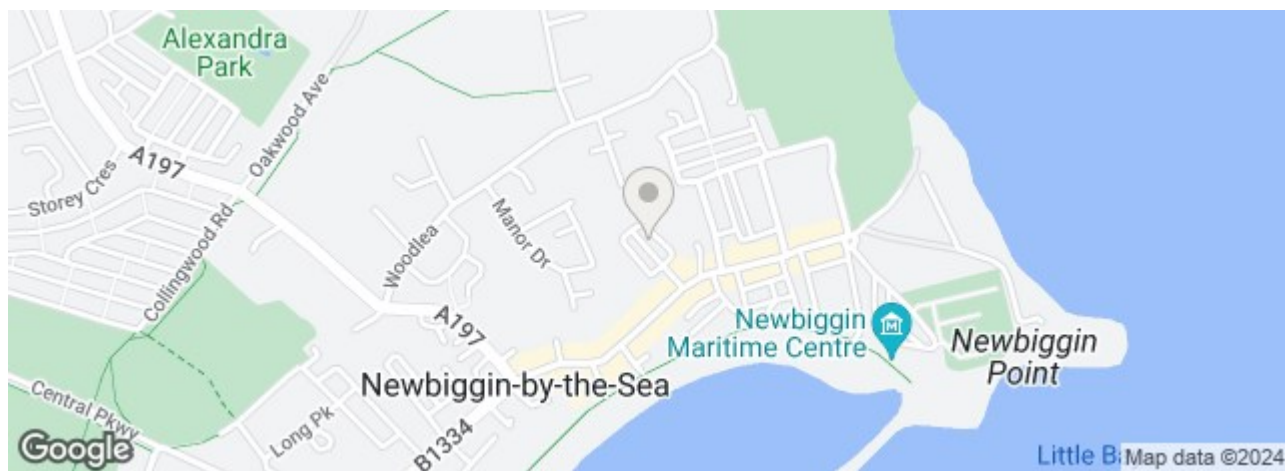
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		



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